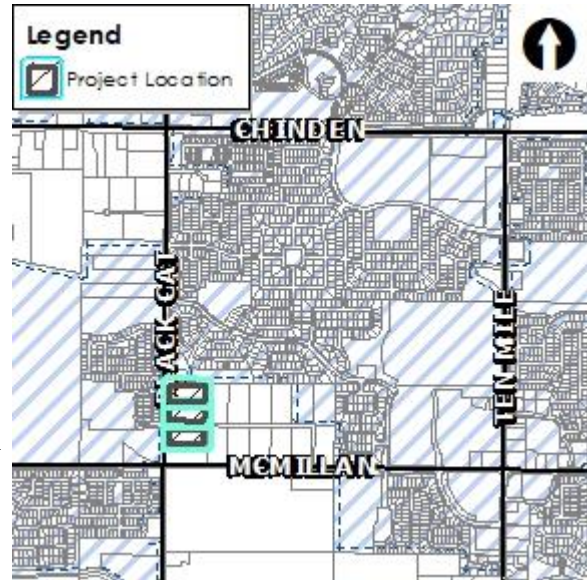


**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: 12/15/2020  
TO: Mayor & City Council  
FROM: Alan Tiefenbach, Associate Planner  
208-489-0573  
SUBJECT: H 2020-0010  
Brody Square Final Plat  
LOCATION: The site is located within the northeast quadrant of N. Black Cat Road and W. McMillan Road., in the SW ¼ of Section 27, Township 4 N., Range 1W.



**I. PROJECT DESCRIPTION**

Final plat consisting of 64 buildable lots, and 9 common lots on 14.5 acres of land in the R-8 zoning district developing in a single phase.

**II. APPLICANT INFORMATION**

A. Applicant / Owner

Randy Clarno, Shelburne Properties, LLC – 7629 E. Pinnacle Peak Rd, Ste 110 Scottsdale, AZ 85255

B. Representative:

Teller Bard, Kimley Horn – 7740 N. 16<sup>th</sup> St, Suite 300, Phoenix, AZ 85020

**III. STAFF ANALYSIS**

The annexation, zoning, development agreement and preliminary plat for this development were approved by City Council on July 21, 2020 (DA 2020-138110). The preliminary plat consisted of 64 building lots and 7 common lots. All lots within the development comply with the dimensional standards listed in UDC Table 11-2A-6 for the R-8 zoning district.

Amenities approved with this development include a pond, shade structure, seat wall, benches and trail network bisecting the development approximately in the middle and running along the pond amenity.

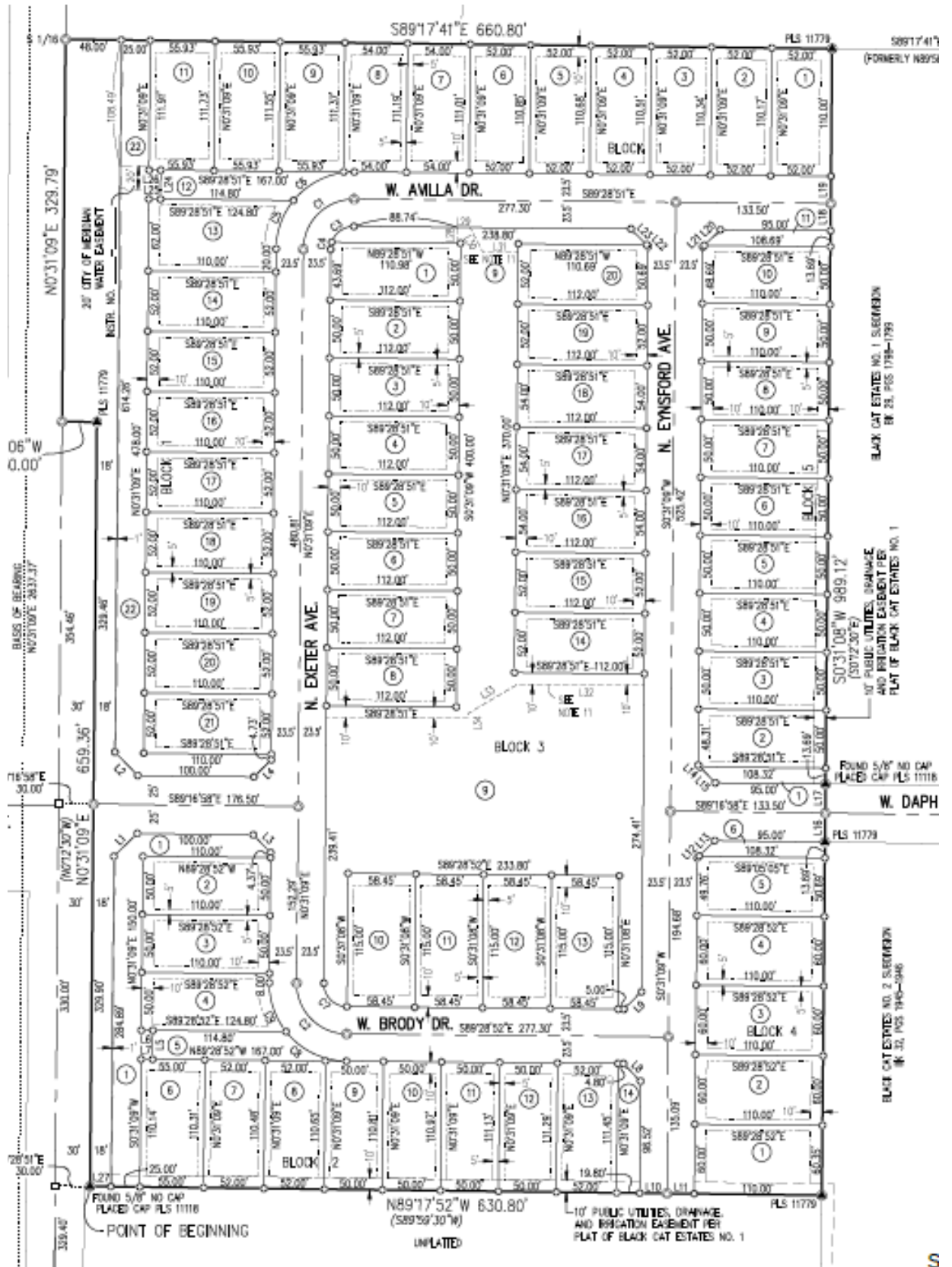
Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat in accord with the requirements listed in UDC 11-6B-3C.2. Because the final plat does not increase the number of building lots and contains the same amount of qualified open space as shown on the approved preliminary plat, Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required.

#### **IV. DECISION**

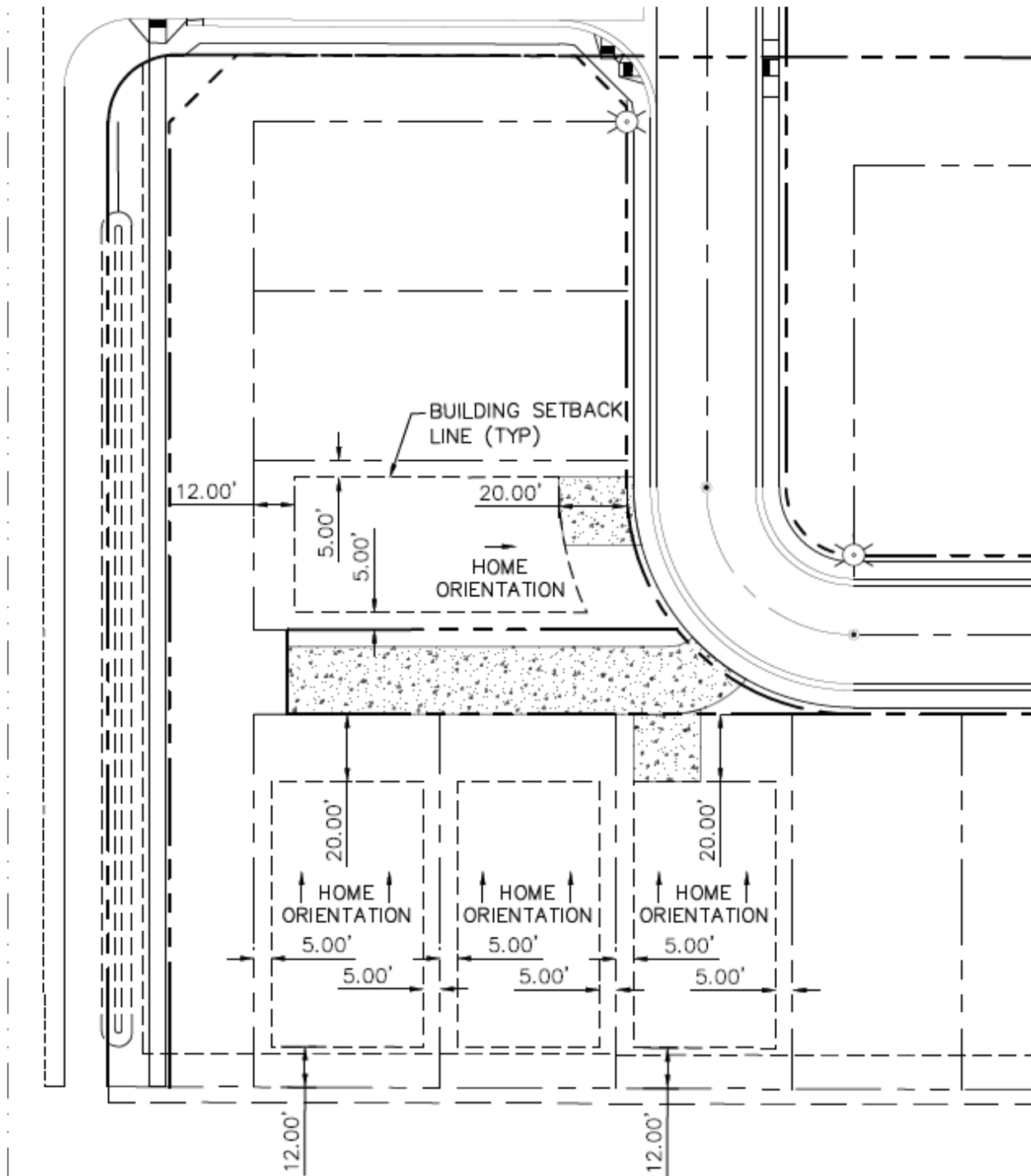
Staff recommends approval of the proposed final plat within the conditions noted in Section VI of this report.

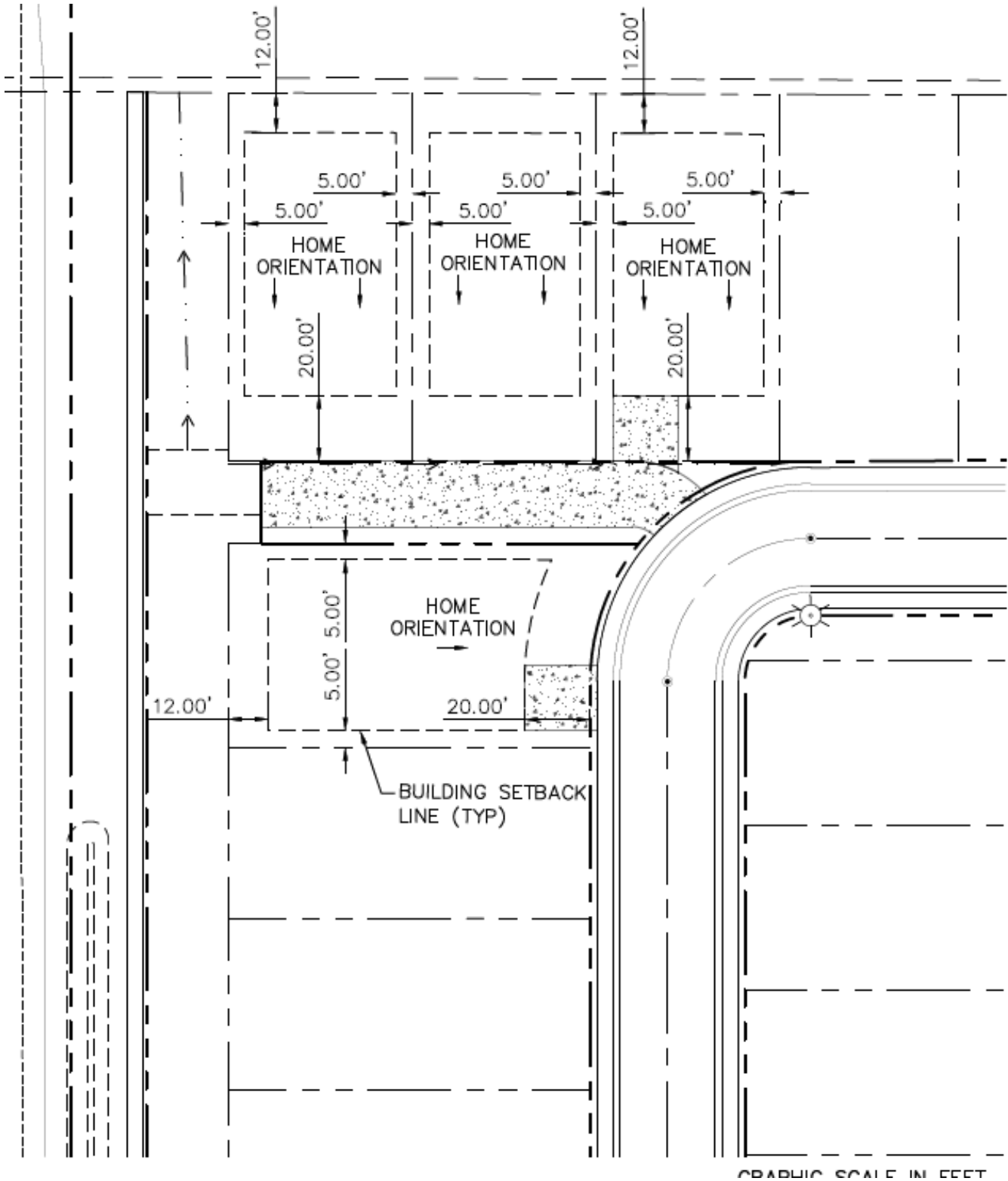


B. Final Plat (date: 9/9/2020)

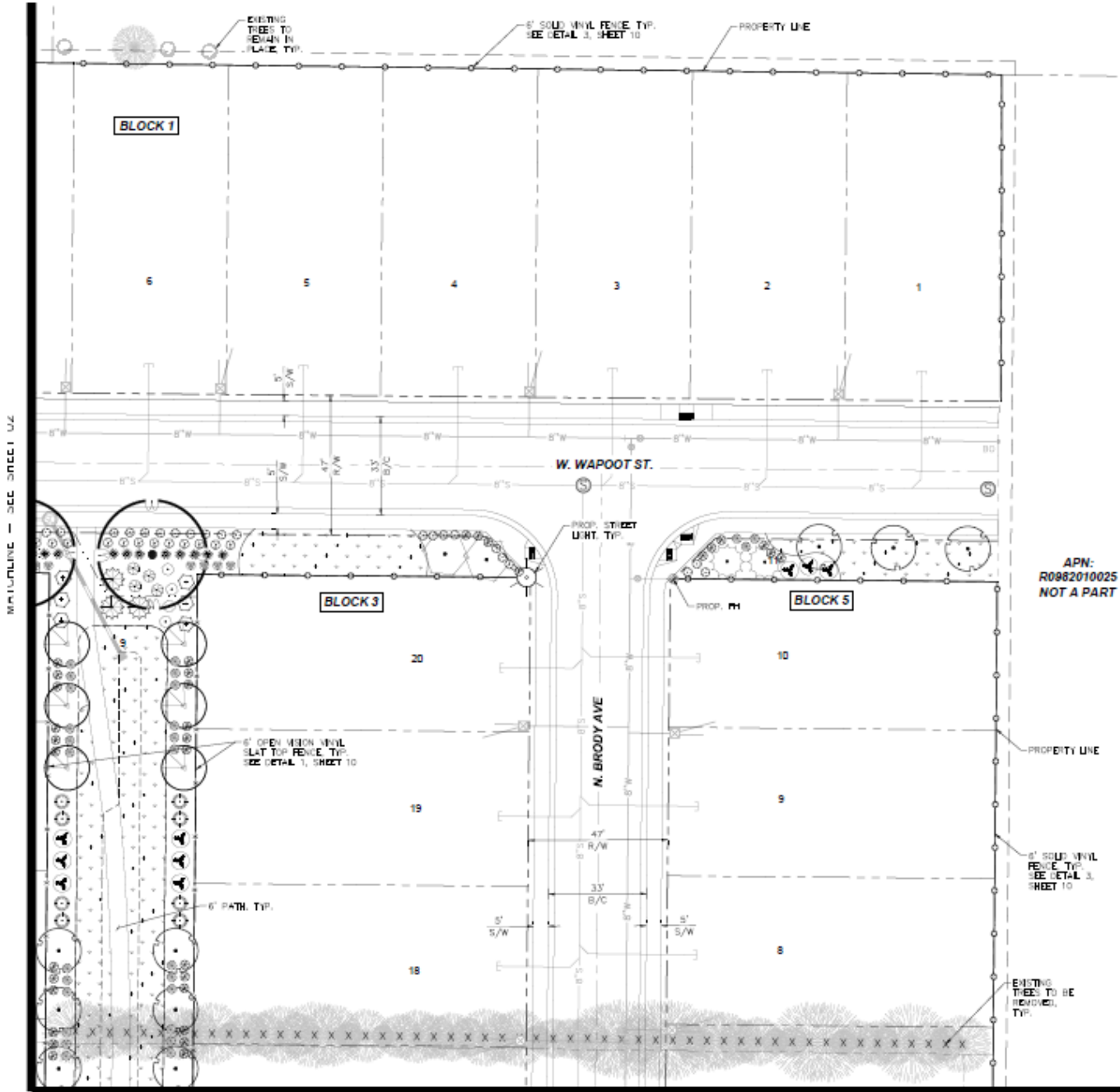


C. Common Drive Exhibits (date: 10/13/2020)





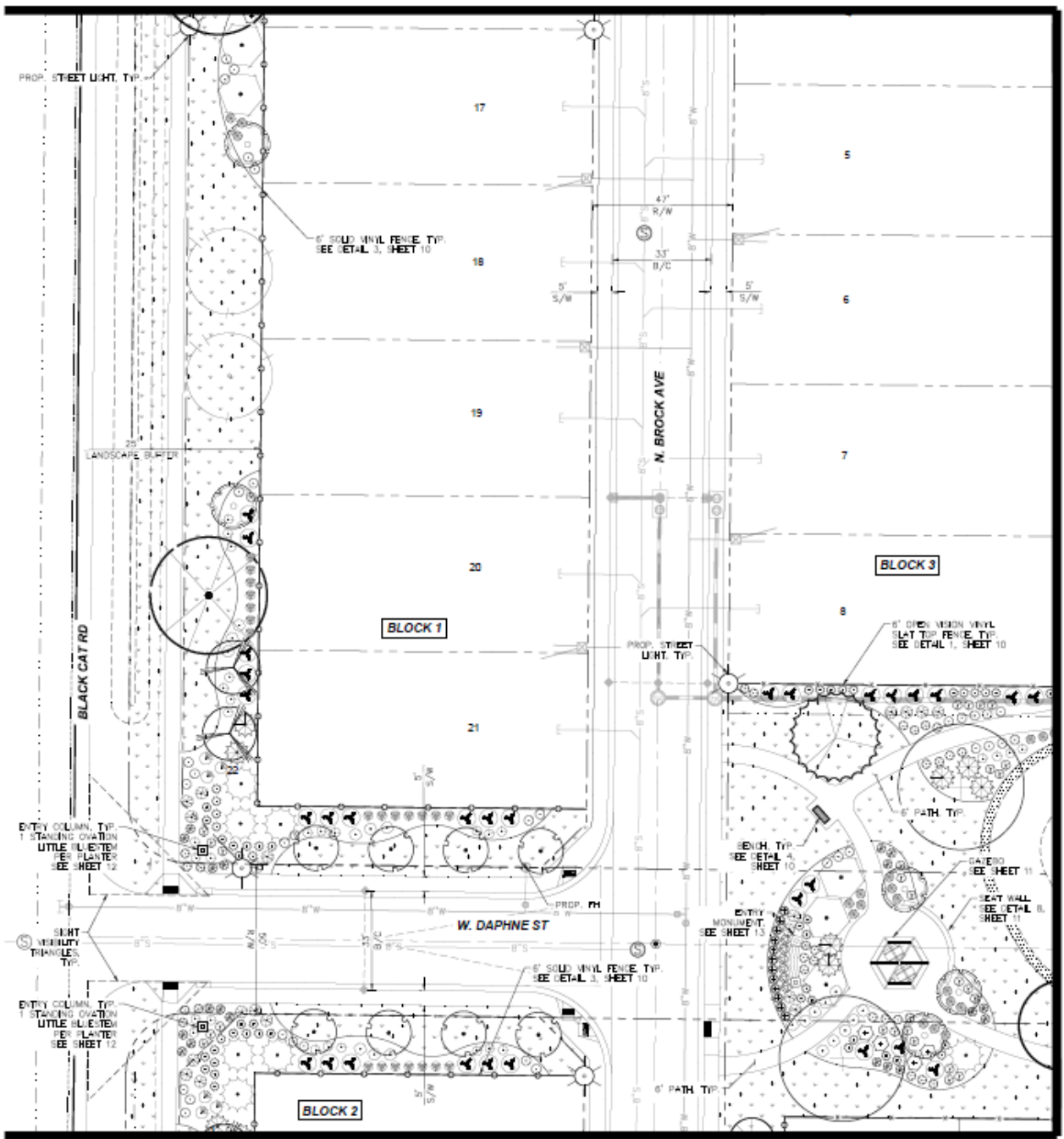




APN:  
R0982010025  
NOT A PART

MATCHLINE - SEE SHEET 05



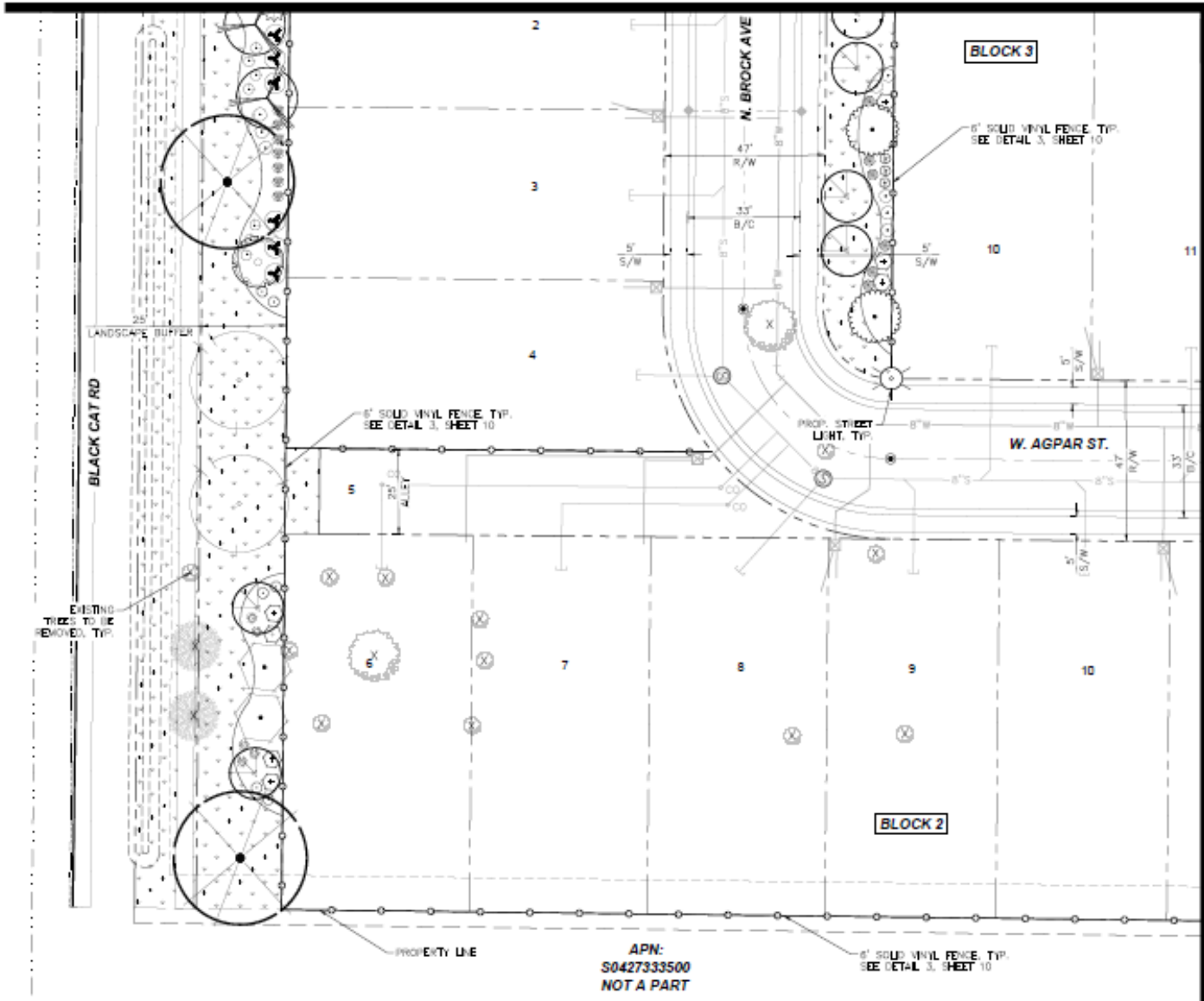


MATCHLINE - SEE SHEET 05

MATCHLINE - SEE SHEET 06

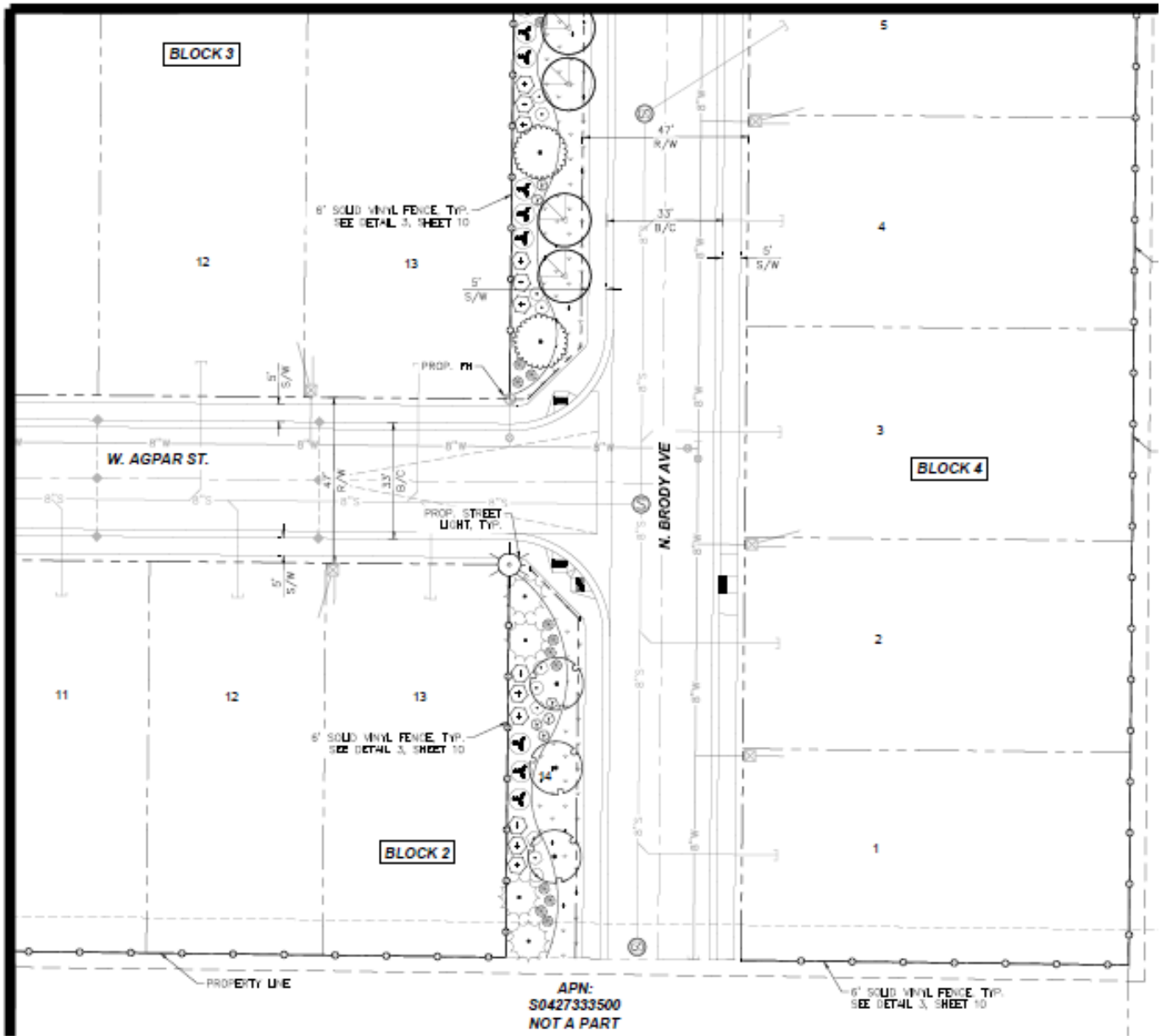


MATCHLINE - SEE SHEET 04



MATCHLINE - SEE SHEET 05

MATCHLINE - SEE SHEET 06





## **VI. CITY/AGENCY COMMENTS & CONDITIONS**

### **A. PLANNING DIVISION**

1. Applicant shall meet all terms of the approved annexation (Development Agreement - Inst. #2020-138110) and preliminary plat (H-2020-0032) applications approved for this site.
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of the City Council's approval of the preliminary plat; or apply for a time extension, in accord with UDC 11-6B-7.
3. Prior to City Engineer signature on the final plat, the applicant shall provide documentation that ACHD has approved the vacation of Daphne St.
4. Prior to City Engineer signature on the final plat, the final plat prepared by Land Solutions, LLP, stamped by Clinton W. Hansen, dated: 9/9/2020, included in Section V.B shall be revised as follows:
  - a. Add a note which restricts homes on Lots 8-10, Block 1 to one-story.
  - b. Note 2: Add dimensions to easement language. (5-feet each side required, and 10-feet to the the rear)
  - c. Note 10: Add Development Agreement Instrument Number 2020-138110.
  - d. Note 12: Add ACHD License Agreement Instrument Number.
5. Prior to the City Engineer signature on the final plat, the landscape plan, prepared by Kimley Horn, dated 10/12/2020, included in Section V.D shall be revised to include a mitigation plan approved by the City Arborist which indicates the total number and caliper inches of trees proposed for removal and the total number of replacement trees proposed.
6. Prior to the City Engineer signature on the final plat, the landscape plan, prepared by Kimley Horn, dated 10/12/2020, included in Section V.D shall be revised to depict 5-foot wide landscaped buffers to separate the paved surface of the driveway from the fence on all common driveways which contain solid fencing per UDC 11-6C-3D.5.
7. The applicant shall comply with all provisions of 11-3A-3 with regard to access to streets.
8. The development shall comply with standards and installation for landscaping as set forth in UDC 11-3B-5 and maintenance thereof as set forth in UDC 11-3B-13.
9. The plat shall comply with the provisions for irrigation ditches, laterals, canals and/or drainage courses, as set forth in UDC 11-3A-6.
10. The development shall comply with all subdivision design and improvement standards as set forth in UDC 11-6C-3, including but not limited to cul-de-sacs, alleys, driveways, common driveways, easements, blocks, street buffers, and mailbox placement.
11. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, Sue Prescott, at 887-1620 for more information.

12. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family detached dwellings based on the number of bedrooms per unit.

## **B. PUBLIC WORKS**

### **SITE SPECIFIC CONDITIONS:**

1. An additional Type-1 streetlight is required at the south boundary of N. Black Cat Road.
2. The Construction Plans submitted with this application does not show the water main connection to Black Cat at the northwest corner of the development (sheet 25). There is a note calling out tapping Black Cat but the water main is not shown. This connection must be shown.
3. The maximum sanitary sewer mainline slope is 5%. The slope between the existing manhole and MH 04 exceeds this, please revise.
4. The geotechnical investigative report prepared for this development indicates some very specific construction considerations. The applicant shall be responsible for the adherence of these recommendations to help ensure that groundwater does not become a problem within crawlspaces of homes.

### **GENERAL CONDITIONS:**

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
6. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
7. The City of Meridian requires that the owner post to the City a warranty surety in the amount of

20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
9. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
10. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
12. Developer shall coordinate mailbox locations with the Meridian Post Office.
13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
15. The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting ([http://www.meridiancity.org/public\\_works.aspx?id=272](http://www.meridiancity.org/public_works.aspx?id=272)). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
19. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x



11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.

20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
21. Any existing domestic well system within this project shall be removed from domestic service per City Ordinance Section 9-1-4 and 9 4 8 contact the City of Meridian Water Department at (208)888-5242 for inspections of disconnection of services. Wells may be used for non-domestic purposes such as landscape irrigation if approved by Idaho Department of Water Resources.
22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
23. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C.1). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.
24. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.